

**AFTER RECORDING MAIL TO:**

**Mr. and Mrs. Jeffrey A. Brown  
214 North 7th Street  
Mount Vernon, WA 98273**



200411120008  
Skagit County Auditor

11/12/2004 Page 1 of 3 9:03AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 114108-SE

**LAND TITLE OF SKAGIT COUNTY**

**Statutory Warranty Deed**

**Grantor(s): DORIS A. MAGNUSON WADE, JOYCE M. MAGNUSON EMMERTON AND DONNA J. THOMPSON SAMS, as Trustees of THE TJERSLAND TRUST, dated November 18, 1993**  
**Grantee(s): Jeffrey A. Brown and Joni M. Brown**  
**Abbreviated Legal: Ptn of SE 1/4 of SW 1/4, 4-33-3 E W.M.**  
**Additional legal(s) on page: 3**  
**Assessor's Tax Parcel Number(s): 330304-3-011-0005, P15407, 330304-3-012-0004, P15410**

**THE GRANTOR DORIS A. MAGNUSON WADE, JOYCE M. MAGNUSON EMMERTON AND DONNA J. THOMPSON SAMS, as Trustees of THE TJERSLAND TRUST, dated November 18, 1993 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JEFFREY A. BROWN and JONI M. BROWN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington**

**SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION**

**Subject to: Paragraphs A and B, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 114108-SE.**

**Dated November 8, 2004**

6082  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DORIS A. MAGNUSON WADE, JOYCE M. MAGNUSON EMMERTON AND DONNA J. THOMPSON SAMS, as Trustees of THE TJERSLAND TRUST, dated November 18, 1993

NOV 12 2004

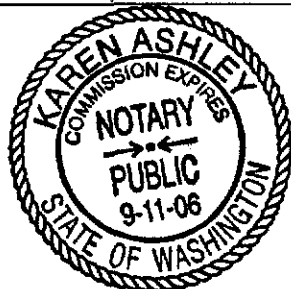
Amount Paid \$ 5874.00  
Skagit Co. Treasurer  
By          Deputy

Doris A. Magnuson Wade  
By: Doris A. Magnuson Wade, Trustee  
Donna J. Thompson Sams  
By: Donna J. Thompson Sams, Trustee  
Joyce M. Magnuson Emmerton  
By: Joyce M. Magnuson Emmerton, Trustee  
Jeffrey A. Brown and Joni M. Brown  
As her Attorney in fact

STATE OF Washington }  
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Doris A. Magnuson Wade and Donna J. Thompson Sams signed this instrument, on oath stated they that authorized to execute the instrument and acknowledged it as the Trustees of The Tjersland Trust, dated November 18, 1993 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: November 10<sup>th</sup>, 2004

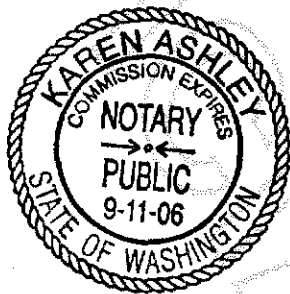


Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: September 11, 2006

STATE OF Washington }  
COUNTY OF Skagit } SS:

On this 10th day of November, 2004 before me personally appeared Donna J. Thompson Sams, to me known to be the individual described in and who executed the foregoing instrument                      as Attorney in Fact for Joyce M. Magnuson Emmerton and acknowledged that she signed and sealed the same as                      free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.  
(Seal)



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2006



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11/12/2004 Page 2 of 3 9:03AM

## EXHIBIT A

### PARCEL "A":

That portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 4, Township 33 North, Range 3 East, W.M., lying Westerly of Chilberg Road as conveyed to Skagit County by deed recorded July 16, 1957, under Auditor's File No. 553762, records of Skagit County, Washington, EXCEPT Dodge Valley Road along the South line thereof, AND EXCEPT the following described tracts:

- 1.) Beginning at a point on the North line of County Road, 20 feet North of the Southwest corner of said Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ;  
thence North along the West line of said Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , 816.25 feet;  
thence East 800 feet;  
thence South 816.25 feet to the North line of the County Road;  
thence West 800 feet to the point of beginning, EXCEPT ditch rights of way.
- 2.) Beginning at the Northeast corner of said subdivision;  
thence South  $89^{\circ}34'20''$  West along the North line of said subdivision a distance of 203.46 feet to the West line of the Chilberg Road, and the true point of beginning for this description;  
thence South  $89^{\circ}34'20''$  West 170.00 feet;  
thence South  $0^{\circ}10'00''$  East 208.00 feet;  
thence North  $89^{\circ}34'20''$  East 160.86 feet to the West line of the Chilberg Road;  
thence North  $2^{\circ}21'00''$  East along said road 208.24 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

That portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 4, Township 33 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of County Road, 20 feet North of the Southwest corner of said Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ;  
thence North along the West line of said Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , 816.25 feet;  
thence East 800 feet;  
thence South 816.25 feet to the North line of the County Road;  
thence West 800 feet to the point of beginning, EXCEPT ditch rights of way.

Situate in the County of Skagit, State of Washington.



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11/12/2004 Page

3 of

3 9:03AM